

Memorandum



Date: June 16, 2005

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

IM&FR

AGENDA ITEM NO. 3A6

From: George M. Burgess
County Manager

Subject: Sale of County-Owned Properties
Folio Numbers: 01-0110-090-1120 & 01-0111-020-1080
Location: 395 NW 1 Street and 25 NW North River Drive

RECOMMENDATION:

It is recommended that the Board declare the following County-owned properties surplus.

It should be noted that this is one of six action items on today's agenda which are solely dependent on each other. There are a series of actions addressed by the items which rely on each other (lease of Overtown II is necessary to relocate 140 West Flagler tenants and CAA to allow the State Attorney and the Courts to consolidate their Child Support Enforcement Program into 140 West Flagler, etc.) Should any one of the six not be approved by the Board, all the items would have to be withdrawn and approvals sought at another time for items pertaining to the continuing development of Overtown I and the leases for the Florida State Attorney's Office, the Clerk of the Courts and the Administrative Office of the Courts at 100 South Biscayne Blvd.

MANAGING DEPARTMENT: General Services Administration (GSA)

FOLIO NUMBERS: 01-0110-090-1120 (30,150 Square Feet)
01-0111-020-1080 (15,798 Square Feet)

LOCATION: 395 NW 1 Street
25 NW North River Drive

DATE ACQUIRED: Conveyed to Miami-Dade County via Warranty
Deed OR 10758-152 on April 29, 1980.

ZONING: C-1 (Restricted Commercial)

ASSESSED VALUE: \$2.26 million
(comparable sales in the area value the property at \$4,135,320)

DESCRIPTION: The subject properties are located in the City of Miami. The property located at 395 NW 1 Street has a building that has approximately 27,572 square feet which houses the Community Action Agency's (CAA) administrative offices, and the property located at 25 NW North River Drive is a vacant lot presently used as a parking lot for CAA.

JUSTIFICATION:

The Community Action Agency needs to modernize and centralize an operation that is presently scattered about in four locations, many with unsuitable accommodations. To house CAA and other departments, GSA has negotiated a lease for a second tower with the developers of Overtown Transit Village. It is recommended that the current CAA property be sold. Because we do not anticipate selling this property for two years or more, staff will, prior to any sale, re-circulate the property to all County entities. If no entity identifies a need for the property, staff will sell it via competitive bidding and apply the sale proceeds to the acquisition of Overtown I & II. Because these sale proceeds are integral to the financing of the purchase of Overtown I & II, irrespective of who the buyer is, the County will sell the property only for its appraised market value. Because the value of the property exceeds \$1 million, two independent MAI appraisals will be secured. The current assessed value is \$2.26 million and comparable sales in the area value the property at \$4,135,320. On January 21, 2005, the Miami-Dade Housing Agency concluded that these properties were not suitable for infill or for affordable housing.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez DATE:
and Members, Board of County Commissioners

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- _____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- _____ 6 weeks required between first reading and public hearing
- _____ 4 weeks notification to municipal officials required prior to public hearing
- _____ Decreases revenues or increases expenditures without balancing budget
- _____ Budget required
- _____ Statement of fiscal impact required
- _____ Bid waiver requiring County Manager's written recommendation
- _____ Ordinance creating a new board requires detailed County Manager's report for public hearing
- _____ Housekeeping item (no policy decision required)
- _____ No committee review

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTIES LOCATED AT 395 NW 1 STREET AND 25 NW NORTH RIVER DRIVE; AUTHORIZING THE SALE OF SAME TO A COUNTY ENTITY OR THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; AUTHORIZING THE COUNTY MANAGER TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the property described in the accompanying County Deed, copies of which are incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to section 125.35 Florida Statutes, hereby declares surplus County-owned property located at 395 NW 1 Street and 25 NW North River Drive, in Miami-Dade County; authorizes the sale to a county entity or the public sale via competitive bidding for same; authorizes conveyance either to a county entity or to the successful high bidder; authorizes the County Manager to take all actions necessary to accomplish the sale of said property, legally described in aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto

Dr. Barbara Carey-Shuler
Carlos A. Gimenez
Barbara J. Jordan
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of July, 2005. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.

By: _____
Deputy Clerk

Instrument prepared under the direction of
Thomas Goldstein, Assistant County Attorney:
111 N.W. 1 Street, 28 Floor
Miami, Florida 33128-1907

Folio No.: 01-0111-020-1080

COUNTY DEED

THIS DEED, made this day of , 2005 A.D. by MIAMI-DADE COUNTY, FLORIDA,
a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark
Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and , party
of the second part, whose address is , Florida .

WITNESSETH:

That the said party of the first part, for and in consideration of the sum
of Dollars and no/100 (\$) to it in hand paid by the party of the second part, receipt whereof is
hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs
and assigns forever, the following described land lying and being in Dade County, Florida:

LOT 7 LESS BRDG R/W & LOT 8 LESS ST & N1/2 OF LOT 9 BLOCK 112,
MIAMI NORTH, according to the Plat thereof recorded in Plat Book B at Page
41 of the Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of the County and its Board of County Commissioners in the
property herein described and shall not be deemed to warrant the title or to represent any state of facts
concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed
in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year
aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency. _____

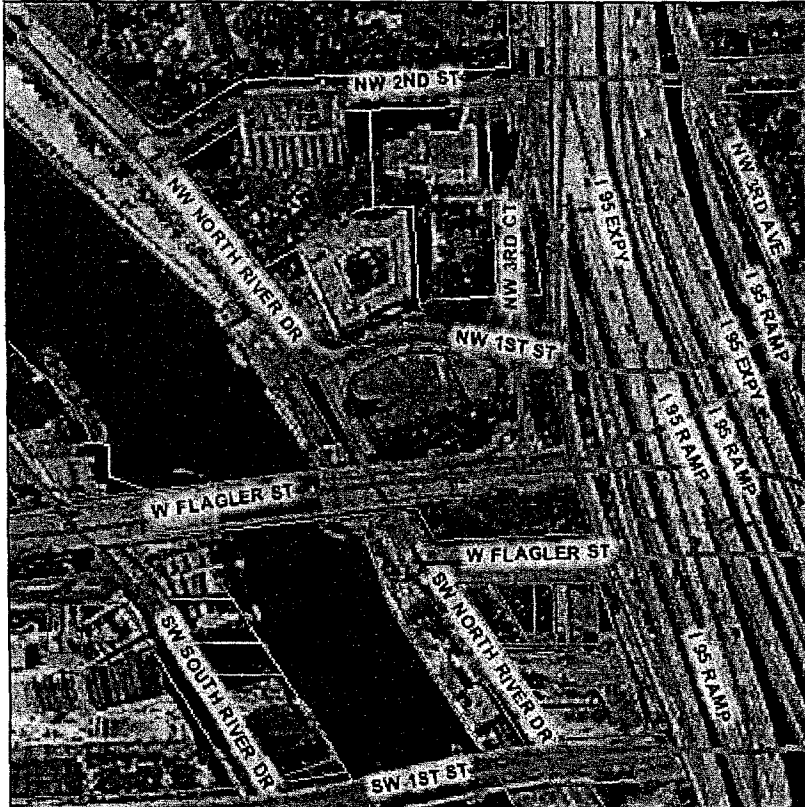
The foregoing was authorized and approved by Resolution No. R-_____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2004.

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - AirPhoto USA 2004

0 — 118 ft

This map was created on 4/7/2005 6:44:01 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	01-0111-020-1080
Property:	25 NW NORTH RIVER DR
Mailing Address:	MIAMI DADE COUNTY COMMUNITY ACTION AGENCY 375 NW 1 ST MIAMI FL 33128-1629

Property Information:

Primary Zone:	4800 OFFICE
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	15,798 SQ FT
Year Built:	1964
Legal Description:	MIAMI NORTH PB B-41 LOT 7 LESS BRDG R/W & LOT 8 LESS ST & N1/2 OF LOT 9 BLK 112 LOT SIZE 15798 SQ FT

Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

Assessment Information:

Year:	2004	2003
Land Value:	\$394,950	\$394,950
Building Value:	\$23,391	\$23,391
Market Value:	\$418,341	\$418,341
Assessed Value:	\$418,341	\$418,341
Total Exemptions:	\$418,341	\$418,341
Taxable Value:	\$0	\$0

Instrument prepared under the direction of
Thomas Goldstein, Assistant County Attorney:
111 N.W. 1 Street, 28 Floor
Miami, Florida 33128-1907

Folio No.: 01-0110-090-1120

COUNTY DEED

THIS DEED, made this day of , 2005 A.D. by MIAMI-DADE COUNTY, FLORIDA,
a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark
Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and , party
of the second part, whose address is , Florida .

WITNESSETH:

That the said party of the first part, for and in consideration of the sum
of Dollars and no/100 (\$) to it in hand paid by the party of the second part, receipt whereof is
hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs
and assigns forever, the following described land lying and being in Dade County, Florida:

LOTS 15 TO 18 INCL LESS E20FT OF LOT 18 BLOCK 109, MIAMI
NORTH, according to the Plat thereof recorded in Plat Book B at Page 41 of the
Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of the County and its Board of County Commissioners in the
property herein described and shall not be deemed to warrant the title or to represent any state of facts
concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed
in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year
aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency. _____

The foregoing was authorized and approved by Resolution No. R-_____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2004.

My Home

Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - AirPhoto USA 2004

0 — 124 ft

This map was created on 4/7/2005 6:44:31 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	01-0110-090-1120
Property:	395 NW 1 ST
Mailing Address:	MIAMI DADE COUNTY COMMUNITY ACTION AGENCY 375 NW 1 ST MIAMI FL 33128-1629

Property Information:

Primary Zone:	4800 OFFICE
CLUC:	0045 PUBLIC ADMINISTRATION
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	27,572
Lot Size:	30,150 SQ FT
Year Built:	1955
Legal Description:	MIAMI NORTH PB B-41 LOTS 15 TO 18 INCL LESS E20FT OF LOT 18 BLK 109 LOT SIZE 30150 SQUARE FEET OR 10758-158 0480 3

Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

Assessment Information:

Year:	2004	2003
Land Value:	\$753,750	\$753,750
Building Value:	\$1,094,955	\$1,054,432
Market Value:	\$1,848,705	\$1,808,182
Assessed Value:	\$1,848,705	\$1,808,182
Total Exemptions:	\$1,848,705	\$1,808,182
Taxable Value:	\$0	\$0